

RICHMOND AMERICAN HOMES

JOB#28380018

SFD24502
PLAT 14832
ZONE PUD
CAD-O

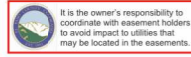
APPROVED
Plan Review
05/17/2024 2:17:28 PM
dsdarchuleta
EPC Planning & Community
Development Department

APPROVED
BESQCP
05/17/2024 2:17:34 PM
dsdarchuleta
EPC Planning & Community
Development Department

PLOT PLAN

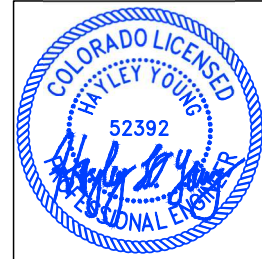
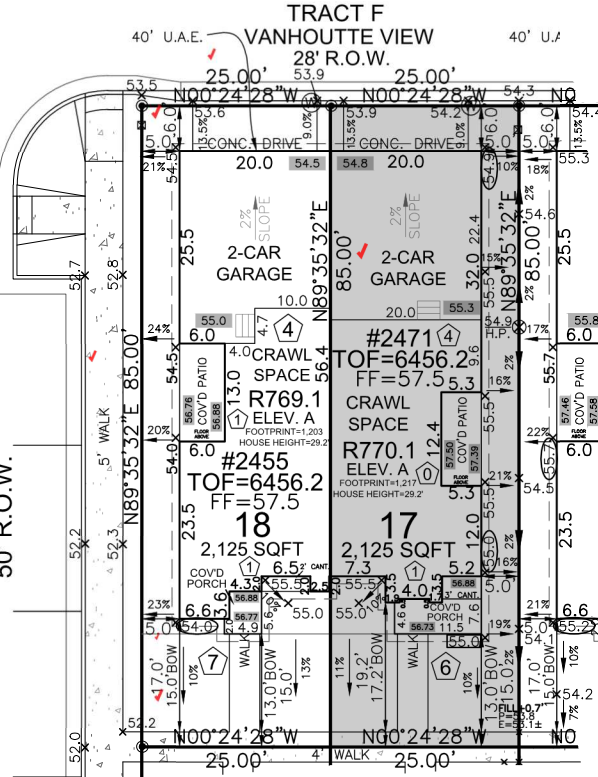
LOT 18

~~LOT 17 SCHEDULE NUMBER 5405101047~~
LOT 18 SCHEDULE NUMBER 5405101048

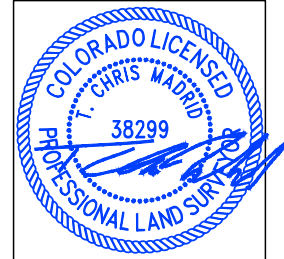


ANY APPROVAL GIVEN BY EL PASO COUNTY DOES NOT ORBITE THE NEED TO COMPLY WITH APPLICABLE FEDERAL, STATE, OR LOCAL LAWS AND/OR REGULATION. An access permit must be granted by the Planning & Community Development Department prior to the establishment of any driveway onto a County road. Division of discharge of any drainage way is not permitted without approval of the Planning & Community Development Department.

WAYFARING TREE HEIGHTS
50' R.O.W.



HAYLEY YOUNG, P.E.
DATE: 04.10.24
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.E.



T. CHRIS MADRID, P.L.S.
DATE: 04.10.24
I HEREBY CERTIFY ONLY THE ELEMENTS OF THIS DOCUMENT THAT FALL WITHIN THE SCOPE OF MY DUTIES AS A P.L.S.

16
15.0'
FRONT
SETBACK

AVG. F.G. CALC.
55.5
54.0
54.5
+54.5
218.5/4= 54.6

ALLEY SETBACK DRIVE COVERAGE
ALLEY SETBACK=150 SF
DRIVE COVERAGE IN
ALLEY SETBACK=109 SF
COVERAGE=72.6%

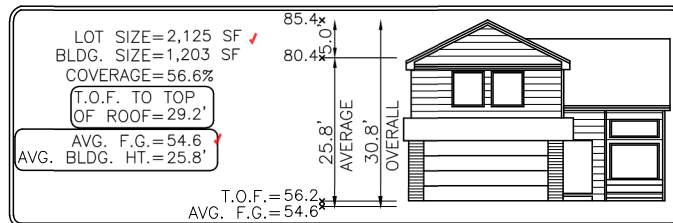
LEGEND

LOWERED FINISH GRADE:	
(XX.X)	HOUSE
(XX.X)	PORCH
(XX.X)	GARAGE/CRAWL SPACE
(XX.X)	FOUNDATION STEP
(XX)	CONCRETE
(X)	RISER COUNT
(XXXX)	CONCRETE ELEVATION
(XX.X)	GRADING PLAN ELEVATION
—	OVEREX LIMITS

NOTE:
LOTS 1-24 ADDRESSED FROM VANHOUTTE VIEW, 25-40 ADDRESSED FROM SERVICEBERRY GROVE, 41-44 ADDRESSED FROM FOUNTAIN GRASS GROVE, 65-74 ADDRESSED FROM FOUNTAIN GRASS GROVE, 75-88 ADDRESSED FROM PURPLE FOUNTAIN POINT, 95-100 ADDRESSED FROM FOERSTER GRASS VIEW - WITH ADDRESSES PLACED AT FRONT & REAR OF THE HOME .

SITE SPECIFIC PLOT PLAN NOTES:

LOT = 18
TOF = 56.2
GARAGE SLAB = 54.8
GARAGE SLAB = 54.5
GRADE BEAM = 21"
(56.2 - 54.8 = 0.14 * 12 = 17" + 4" = 21")
*FROST DEPTH MUST BE MAINTAINED
LOWERED FINISH GRADE ALONG HOUSE
LOWERED FINISH GRADE AT PORCH 14"
CUT/FILL AT LOCATIONS SHOWN FOR ADEQUATE DRAINAGE



Elevation view of building is an illustrative tool only to indicate the calculation for the average building height.

~~LOT 17 MODEL OPTIONS: R770.1 A/2-CAR/CRAWL SPACE~~
LOT 18 MODEL OPTIONS: R769.1-A/2-CAR/CRAWL SPACE

SUBDIVISION: URBAN COLLECTION AT PALMER VILLAGE

COUNTY: EL PASO

ADDRESS: 2455 VANHOUTTE VIEW

MINIMUM SETBACKS:

FRONT: 15'
REAR: 6'
SIDE: 5'

DRAWN BY: DV

DATE: 03.01.24



6841 South Yosemite Street #100
Centennial, CO 80112 USA
Phone: (303) 850-0559
Fax: (303) 850-0711
E-mail: info@bjsurvey.net

GENERAL NOTES:

- PLOT PLAN NOT TO BE USED FOR EXCAVATION PLAN OR FOUNDATION PLAN LAYOUT.
- PLOT PLAN SUBJECT TO APPROVAL BY ZONING/BUILDING AUTHORITY PRIOR TO STAKEOUT.
- EASEMENTS DISPLAYED ON THIS PLOT ARE FROM THE RECORDED PLAT AND MAY NOT INCLUDE ALL EASEMENTS OF RECORD.
- PLOT PLAN MUST BE APPROVED BY BUILDER PRIOR TO ORDERING STAKEOUT.
- LOT CORNER ELEVATION CHECK: 05.30.23

SITE

2023 PPRBC
2021 IECC



Parcel: 5405101048

Address: 2465 VANHOUTTE VW, COLORADO SPRINGS

Plan Track #: 189152  Received: 30-Apr-2024 (AMY)

Description: **RESIDENCE** Required PPRBD Departments (2)

Type of Unit:

Garage	450	
Main Level	636	
Upper Level 1	812	
	1898	Total Square Feet

Enumeration
APPROVED
AMY
4/30/2024 11:03:07 AM

Floodplain
(N/A) RBD GIS

Required Outside Departments (1)

County Zoning
APPROVED
Plan Review
05/17/2024 2:18:08 PM
dsdarchuleta
EPC Planning & Community
Development Department

Release of this plan does not preclude compliance with all applicable codes, ordinances and other pertinent regulations. This plan set must be present on the job site for every inspection.



Memorandum

To: Marea Newmark, Richmond American Homes Date: May 08, 2024

From: Drew Makings Dept: Development Services

Re: Easement Encroachment Request for certain lots in Feathergrass.

This memo is in response to your May 1st, 2024 request for overhead roof eaves, soffit (aerial) and window well(s) (surficial) to encroach into the respective side lot easements for the following properties:

<ul style="list-style-type: none">• 2495 Vanhoutte View• 2489 Vanhoutte View• 2483 Vanhoutte View• 2477 Vanhoutte View• 2471 Vanhoutte View• 2465 Vanhoutte View• 2459 Vanhoutte View• 2453 Vanhoutte View• 2447 Vanhoutte View• 2441 Vanhoutte View• 2435 Vanhoutte View• 2429 Vanhoutte View• 2426 Serviceberry Grove• 2432 Serviceberry Grove• 2438 Serviceberry Grove• 2444 Serviceberry Grove• 2450 Serviceberry Grove• 2456 Serviceberry Grove• 2462 Serviceberry Grove• 2468 Serviceberry Grove	<ul style="list-style-type: none">• 2474 Serviceberry Grove• 2480 Serviceberry Grove• 2486 Serviceberry Grove• 2492 Serviceberry Grove• 2485 Serviceberry Grove• 2479 Serviceberry Grove• 2473 Serviceberry Grove• 2467 Serviceberry Grove• 7389 Fountain Grass Grove• 7383 Fountain Grass Grove• 7377 Fountain Grass Grove• 7371 Fountain Grass Grove• 2482 Hannah Ridge Drive• 2478 Hannah Ridge Drive• 2474 Hannah Ridge Drive• 2470 Hannah Ridge Drive• 2466 Hannah Ridge Drive• 2462 Hannah Ridge Drive• 2458 Hannah Ridge Drive• 2454 Hannah Ridge Drive
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Colorado Springs Utilities does not object to the request to allow the subject easement encroachment provided that the following acknowledgements are made:

1. The projection does not deviate from the permitted plans with respect to location and dimension.
2. The location of any Utilities owned Natural Gas service is per Colorado Springs Utilities Gas Line Extension & Service Standards (2022)
3. The projection does not extend into the Side Lot Easement more than a maximum of Eighteen (18) inches.
4. If it is necessary to relocate any existing utility facilities, then such relocation shall be at the Applicant's expense, and if required, Applicant shall grant new easements for the relocated facilities.
5. This Response is only pertinent to Colorado Springs Utilities as ONE of MANY entities that has rights to this easement. Approval by CSU does NOT represent a WHOLESALE APPROVAL for this activity as there are other public entities that retain right under the Public Utility Easement.

Please contact me if you need additional information. Thank you,

Drew Makings, Engineer V
Utilities Development Services 668-8127



May 16, 2024

Marea Newmark
SCO Construction Admin Manager
Richmond American Homes
4350 S. Monaco St.
Denver, CO 80237

RE: Comcast consent; Eaves Encroachment

~~Feathergrass / Urban Collection at Palmer Lake.~~

~~Lots 13-24; 2429 Vanhoutte View thru 2495 Vanhoutte View~~

~~Lots 25-40 ; 2426 Serviceberry Grove thru 2467 Serviceberry Grove~~

~~Lots 41-44; 7371 Fountain Grass Grove thru 7383 Fountain Grass Grove~~

~~Lots 47-54; 2454 Hannah Ridge Drive thru 2482 Hannah Ridge Drive~~

You contacted us requesting a letter of consent to encroach on the side lot easement for the above listed address.

Comcast has no issue and will grant consent.

This consent does not release any easement rights that Comcast has for this property.

Don't hesitate to contact me if there are any further questions.

Best Regards,

A handwritten signature in cursive script that reads "Jason Jacobsen".

Jason Jacobsen
Construction Supervisor
Jason_Jacobsen@cable.comcast.com